



## SITE PLAN CONTROL APPLICATION DELEGATED AUTHORITY REPORT MANAGER, DEVELOPMENT REVIEW, SOUTH

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Site Location: 1291 Summerville

File No.: D07-12-21-0126

Date of Application: August 19, 2021

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This SITE PLAN CONTROL application submitted by Nico Church, Fotenn Consultants Inc., on behalf of Concorde Properties, is APPROVED as shown on the following plan(s):

1. **Site Plan**, Drawing No. SP-01, prepared by Project1 Studio, Revision No 11, dated November 18, 2021.
2. **Elevations**, Drawings Nos. A201-A204, prepared by Project1 Studio, Revision No. 11, dated November 18, 2021.
3. **Site Servicing Plan**, Drawing No. C-1, prepared by D.B. Gray Engineering Inc., dated February 3, 2021, Revision No. 3, dated October 27, 2021.
4. **Existing Conditions, removals & Decommissioning**, Drawing No. C-2, prepared by D.B. Gray Engineering Inc., dated July 27, 2021, Revision No. 3, dated October 27, 2021.
5. **Grading Plan and Erosion & Sediment Control Plan**, Drawing No. C-3, prepared by D.B. Gray Engineering, dated February 3, 2021, Revision No. 4, dated March 10, 2022.
6. **Notes**, Drawing No. C-4, prepared by D.B. Gray Engineering Inc., dated February 3, 2021, Revision No. 3, dated October 27, 2021.
7. **Details & Schedules**, Drawing No. C-5, prepared by D.B. Gray Engineering Inc., dated February 3, 2021, Revision No. 3, dated October 27, 2021.
8. **Drainage Plan**, Drawing No. C-6, prepared by D.B. Gray Engineering Inc., dated February 3, 2021, Revision No. 3, dated October 27, 2021.
9. **Landscape Plan**, Drawing No. L-01, prepared by Ruhland & Associates Ltd., dated October 2021, Revision No. 3, dated March 7, 2022.
10. **Landscape Details**, Drawing No. L-02, prepared by Ruhland & Associates Ltd., dated October 2021, Revision No. 3, dated March 7, 2022.

And as detailed in the following report(s):

1. **Planning Rationale and Design Brief**, prepared by Fotenn Consultants Inc., Dated August 18, 2021.
2. **Servicing Brief & Stormwater Management Report**, prepared by D.B. Gray Engineering Inc., Report No. 20102, dated July 27, 2021, revised October 27, 2021, revised March 10, 2022.
3. **Memorandum re: Proposed Retaining Wall Global Stability Analysis**, prepared by Paterson Group, File No. PG5573-MEMO.02, dated February 15, 2022.
4. **Tree Conservation Report**, prepared by IFS Associates, dated November 12, 2021.
5. **Phase I Environmental Site Assessment**, prepared by Paterson Group, Report No. PE5083-1, dated January 14, 2021.
6. **Geotechnical Investigation**, prepared by Paterson Group, Report No. PG5573-LET.01, dated March 4, 2021.

And subject to the following Requirements, General and Special Conditions:

## **GENERAL CONDITIONS**

The Owner shall enter into a standard site development agreement consisting of the following conditions. In the event the Owner fails to enter into such agreement within one year, this approval shall lapse.

1. **Execution of Agreement Within One Year**

The Owner shall enter into this Site Plan Control Agreement, including all standard and special conditions, financial and otherwise, as required by the City. In the event that the Owner fails to sign this Agreement and complete the conditions to be satisfied prior to the signing of this Agreement within one (1) year of Site Plan approval, the approval shall lapse.

2. **Permits**

The Owner shall obtain such permits as may be required from municipal or provincial authorities and shall file copies thereof with the General Manager, Planning, Real Estate and Economic Development.

3. **Barrier Curbs**

The Owner acknowledges and agrees that the parking areas and entrances shall have barrier curbs and shall be constructed in accordance with the drawings of a design professional, such drawings to be approved by the General Manager, Planning, Real Estate and Economic Development.

4. **Water Supply For Fire Fighting**

The Owner shall provide adequate water supply for fire fighting for every building. Water supplies may be provided from a public water works system, automatic fire pumps, pressure tanks or gravity tanks.

5. **Reinstatement of City Property**

The Owner shall reinstate, at its expense and to the satisfaction of the General Manager, Planning, Real Estate and Economic Development, any property of the City, including, but not limited to, sidewalks, curbs and boulevards, which is damaged as a result of the subject development.

6. **Construction Fencing**

The Owner acknowledges and agrees to install construction fencing, at its expense, in such a location as may be determined by the General Manager, Planning, Real Estate and Economic Development.

7. **Extend Internal Walkway**

The Owner shall extend internal walkways beyond the limits of the subject lands to connect to existing or proposed public sidewalks, at the sole expense of the Owner, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development.

8. **Completion of Works**

The Owner acknowledges and agrees that no new building will be occupied on the lands until all requirements with respect to completion of the Works as identified in this Agreement have been carried out and received Approval by the General Manager, Planning, Real Estate and Economic Development, including the installation of municipal numbering provided in a permanent location visible during both day and night and the installation of any street name sign on relevant streets. Notwithstanding the non-completion of the foregoing Works, occupancy of a lot or structure may otherwise be permitted, if in the sole opinion of the General Manager, Planning, Real Estate and Economic Development, the aforesaid Works are proceeding satisfactorily toward completion. The Owner shall obtain the prior consent of the General Manager, Planning, Real Estate and Economic Development for such occupancy in writing.

Until all requirements with respect to completion of the Works as identified in this Agreement have been carried out and received Approval by the General Manager, Planning, Real Estate and Economic Development, the Owner shall give notice to the City of a proposed conveyance of title to any building at least thirty (30) days prior to any such conveyance. No conveyance of title to any building shall be effective unless the Owner has complied with this provision.

Nothing in this clause shall be construed as prohibiting or preventing the approval of a consent for severance and conveyance for the purposes of obtaining financing.

9. **Development Charges**

The Owner shall pay development charges to the City in accordance with the by-laws of the City.

11. **Designated Substances Survey**

Prior to demolition of any existing buildings located on the lands described in Schedule "A" herein, the Owner acknowledges and agrees to complete a designated substances survey and submit the findings and recommendations for the proper handling and disposal of waste as identified in said survey, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development, and in accordance with Best Management Practices. The survey shall address, but not be limited to:

- (a) O.Reg. 278/05: Designated Substance - Asbestos on Construction Projects and in Buildings and Repair Operations under the Occupational Health and Safety Act, R.S.O. 1990, c.O.1, as amended (O.Reg. 278/05);

- (b) Guideline - Lead on Construction Projects, prepared by the Ontario Ministry of Labour - Occupational Health and Safety Branch, published September 2004 and revised April 2011, as amended;
- (c) O.Reg. 213/91: Construction Projects under the Occupational Health and Safety Act, R.S.O. 1990, c.O.1, as amended (O.Reg. 213/91);
- (d) Registration Guidance Manual for Generators of Liquid Industrial and Hazardous Waste, prepared by the Ontario Ministry of the Environment, Conservation and Parks, published April 1995 and revised January 2016, as amended, to be used in conjunction with R.R.O. 1990, Reg. 347: General Waste Management under the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended (R.R.O. 1990, Reg. 347);
- (e) R.R.O. 1990, Reg. 362: Waste Management – PCB's under the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended (R.R.O. 1990, Reg. 362).

## **SPECIAL CONDITIONS**

### **1. On-Site Parking**

- (a) The Owner acknowledges and agrees that units within the proposed building(s) will not be provided with on-site parking. In the event any future tenant or purchaser wishes to have parking, the Owner acknowledges that alternative and lawful arrangements will need to be made to address parking needs at an alternate location and such arrangements are solely the responsibility of the person seeking parking. The Owner further acknowledges and agrees the availability and regulations governing on-street parking vary; that access to on-street parking, including through residential on-street parking permits issued by the City cannot be guaranteed now or in the future; and that a tenant or purchaser intending to rely on on-street parking for their vehicle or vehicles does so at their own risk.
- (b) The Owner acknowledges and agrees that a notice-on-title respecting on-site parking, as contained in Clause 2 below, shall be registered on title to the subject lands, at the Owner's expense, and a warning clause shall be included in all agreements of purchase and sale and lease agreements.

### **2. On-Site Parking - Notice on Title**

The Owner, or any subsequent owner of the whole or any part of the subject lands, acknowledges and agrees that all agreements of purchase and sale or lease agreements shall contain the following clauses, which shall be covenants running with the subject lands:

"The Purchaser/Lessee for himself, his heirs, executors, administrators, successors and assigns acknowledges being advised that the unit being sold/rented will not be provided with any on-site parking. Should the Purchaser/Lessee have a vehicle for

which they wish to have parking, alternative and lawful arrangements will need to be made to address their parking needs at an alternate location and that such arrangements are solely the responsibility of the person seeking parking. The Purchaser/Lessee acknowledges that the availability and regulations governing on-street parking vary; that access to on-site street parking, including through residential on-street parking permits issued by the City of Ottawa cannot be guaranteed now or in the future; and that the Purchaser/Lessee intending to rely on on-street parking for their vehicle or vehicles does so at their own risk.”

“The Purchaser/Lessee covenants with the Vendor/Lessor that the above clause, verbatim, shall be included in all subsequent agreements of purchase and sale and lease agreements for the lands described herein, which covenant shall run with the said lands.”

## **Access**

### **3. Private Approach Detail**

The Owner agrees that all private approaches, including temporary construction access to the subject lands, shall be designed and located in accordance with and shall comply with the City’s Private Approach By-Law, being By-law No. 2003-447, as amended, and shall be subject to approval of the General Manager, Planning, Real Estate and Economic Development.

### **4. Traffic study**

The Owner(s) has undertaken a Transportation Study/Brief for this site, prepared by Novatech, dated August 31, 2021, to determine the infrastructure and programs needed to mitigate the impact of the proposed development on the local transportation network and establish the site design features needed to support system-wide transportation objectives. The Owner shall ensure, that the recommendations of the Transportation Impact Assessment study are fully implemented, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.

## **ENGINEERING**

### **Geotechnical Engineering and Soils**

### **5. Geotechnical Investigation**

The Owner acknowledges and agrees that it shall retain the services of a geotechnical engineer, licensed in the Province of Ontario, to ensure that the recommendations of the Geotechnical Investigation Report (the “Report”), referenced in Schedule “E” herein, are fully implemented. The Owner further acknowledges and agrees that it shall provide the General Manager, Planning, Real Estate and Economic Development with confirmation issued by the geotechnical engineer that the Owner has complied with all recommendations and provisions of the Report, prior to construction of the foundation and at the completion of the

Works, which confirmation shall be to the satisfaction of the General Manager, Planning, Real Estate and Economic Development.

6. **Retaining Wall**

The Owner agrees to submit to the General Manager, Planning, Real Estate and Economic Development, prior to issuance of a building permit, details of the retaining walls which are greater than one metre in height, as shown on the approved Landscape Plan referenced in Schedule "E" hereto, which shall be designed and prepared by a Professional Structural Engineer, licensed in the Province of Ontario, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development. The Owner shall provide confirmation to the General Manager, Planning, Real Estate and Economic Development that the Professional Structural Engineer has inspected and confirmed that the retaining walls have been constructed in accordance with the approved retaining wall details.

7. **Retaining Wall - Stability**

The Owner acknowledges and agrees to install the proposed retaining walls in accordance with the approved Retaining Wall Design for approximately 40 metres adjacent to the eastern property line and approximately 10 metres adjacent to the northern property line and as shown on the approved Site Plan and/or Grading Plan, both referenced in Schedule "E" hereto. The Owner shall provide written confirmation, satisfactory to the General Manager, Planning, Real Estate and Economic Development, that a Geotechnical Engineer/Professional Structural Engineer, licensed in the Province of Ontario, has inspected and confirmed that the retaining walls have been constructed in accordance with the said approved Retaining Wall Design for approximately 40 metres adjacent to the eastern property line and approximately 10 metres adjacent to the northern property line. The Owner further acknowledges and agrees to provide an Internal Compound Stability (ICS) analysis from a Geotechnical Engineer / Professional Structural Engineer, licensed in the Province of Ontario, that all retaining walls, which are greater than one metre in height have been checked for global stability, have a factor of safety of at least 1.5 for static conditions (as calculated through SLIDE) and 1.1 for seismic conditions is achieved, which shall be to the satisfaction of the General Manager, Planning, Real Estate and Economic Development. The report shall provide structural details of the retaining wall(s).

The Owner further acknowledge and agrees to retain the services of a Professional Structural Engineer and a Soils Engineer, licensed in the Province of Ontario, to inspect any retaining walls on the subject lands and confirm that the retaining walls have been constructed in accordance with the approved retaining wall details.

8. **Stormwater Management Memorandum**

Prior to registration of this Agreement, the Owner acknowledges and agrees to provide the General Manager, Planning, Real Estate and Economic Development, with a memorandum prepared by a Professional Engineer, licensed in the Province of Ontario, confirming that the designed roof-top scuppers and associated spill point elevations will be set equivalent to the top of the control weir of the approved roof drain elevation(s). The Owner further acknowledges and agrees that said

memorandum shall be to the satisfaction of the General Manager, Planning, Real Estate and Economic Development, and all associated costs shall be the Owner's responsibility.

9. **Inlet Control Devices (ICDs)**

The Owner acknowledges and agrees to install and maintain in good working order the required roof-top and in-ground stormwater inlet control devices, as recommended in the approved Servicing and Stormwater Management Report, referenced in Schedule "E" herein. The Owner further acknowledges and agrees it shall assume all maintenance and replacement responsibilities in perpetuity. The Owner shall keep all records of inspection and maintenance in perpetuity, and shall provide said records to the City upon its request.

10. **Professional Engineering Inspection**

The Owner shall have competent Professional Engineering inspection personnel on-site during the period of construction, to supervise the Works, and the General Manager, Planning, Real Estate and Economic Development, shall have the right at all times to inspect the installation of the Works. The Owner acknowledges and agrees that should it be found in the sole opinion of the General Manager, Planning, Real Estate and Economic Development, that such personnel are not on-site or are incompetent in the performance of their duties, or that the said Works are not being carried out in accordance with the approved plans or specifications and in accordance with good engineering practice, then the General Manager, Planning, Real Estate and Economic Development, may order all Work in the project to be stopped, altered, retested or changed to the satisfaction of the General Manager, Planning, Real Estate and Economic Development.

11. **Stormwater Works Certification**

Upon completion of all stormwater management Works, the Owner acknowledges and agrees to retain the services of a Professional Engineer, licensed in the Province of Ontario, to ensure that all measures have been implemented in conformity with the approved Site Servicing Plan, Servicing Brief and Stormwater Management Report, referenced in Schedule "E" herein. The Owner further acknowledges and agrees to provide the General Manager, Planning, Real Estate and Economic Development with certificates of compliance issued by a Professional Engineer, licensed in the Province of Ontario, confirming that all recommendations and provisions have been implemented in accordance with the approved Site Servicing Plan, Servicing Brief and Stormwater Management Report referenced in Schedule "E" herein.

12. **Site Dewatering**

The Owner acknowledges and agrees that while the site is under construction, any water discharged to the sanitary sewer due to dewatering shall meet the requirements of the City's Sewer Use By-law No. 2003-514, as amended.



13. **Water Plant**

The Owner acknowledges and agrees that the water plant within the lands is a private watermain. The Owner further acknowledges and agrees that the private watermain and appurtenances thereto are to be maintained by the Owner at its own expense, in perpetuity. The Owner performing maintenance on critical infrastructure, such as private watermains and private fire hydrants, shall maintain adequate records as proof of having done so in accordance with applicable regulations, and that the records shall be retained for review by the City and or the Ottawa Fire Services when requested.

14. **Private Storm Sewer Connection to City Sewer System**

The Owner acknowledges and agrees that any new storm sewers to be installed as part of this development shall not be connected to the City's existing storm sewer system until such time as either:

- (a) a certificate of conformance and As-built Drawings have been received from a Professional Engineer, licensed in the Province of Ontario, certifying that all required inlet control devices have been properly installed to City Standards or Specifications, and that the storm sewer system has been installed in accordance with the approved engineering drawings for site development and City Sewer Design Guidelines. The inlet control devices shall be free of any debris; or
- (b) a flow limiting orifice plate, designed by a Professional Engineer licensed in the Province of Ontario and to the satisfaction of the City, has been installed at the storm water outlet prior to connecting any upstream storm sewers. Such orifice plate shall not be removed until subsection (a) above has been satisfied and approved by the General Manager, Planning, Real Estate and Economic Development.

15. **Site Lighting Certificate**

- (a) In addition to the requirements contained in clause 19 of Schedule "C" hereto, the Owner acknowledges and agrees, prior to the issuance of a building permit, to provide the City with a certificate from an acceptable professional engineer, licensed in the Province of Ontario, which certificate shall state that the exterior site lighting has been designed to meet the following criteria:
  - (i) it must be designed using only fixtures that meet the criteria for full cut-off (sharp cut-off) classification, as recognized by the Illuminating Engineering Society of North America (IESNA or IES);
  - (ii) and it must result in minimal light spillage onto adjacent properties. As a guideline, 0.5 fc is normally the maximum allowable spillage.

- (b) The Owner acknowledges and agrees that, upon completion of the lighting Works and prior to the City releasing any associated securities, the Owner shall provide certification satisfactory to the General Manager, Planning, Real Estate and Economic Development, from a Professional Engineer, licensed in the Province of Ontario, that the site lighting has been constructed in accordance with the Owner's approved design plan.

## **PLANNING AND OTHER**

### **Planning and Design**

#### **16. Exterior Elevations Drawings**

The Owner acknowledges and agrees to construct the proposed building in accordance with the approved Elevations Plans, referenced in Schedule "E" herein. The Owner further acknowledges and agrees that any subsequent proposed changes to the approved Elevations Plans shall be filed with the General Manager, Planning, Real Estate and Economic Development and agreed to by both the Owner and the City prior to the implementation of such changes. No amendment to this Agreement shall be required.

#### **17. Snow Storage – no interference with servicing**

In addition to the requirements of Clause 17 of Schedule "C" of this Agreement, the Owner further acknowledges and agrees that any portion of the subject lands which is intended to be used for snow storage shall not interfere with the servicing of the subject lands.

#### **18. Residential Waste and Recycling Collection (No Curb-side Collection)**

The Owner acknowledges and agrees that the City will not provide curb-side residential waste collection. The Owner further acknowledges and agrees that residential container waste collection and cart (and/or container) recycling collection will be provided by the City from a centralized refuse room. The Owner shall provide, at its own expense, an adequate storage room or space for residential waste containers and recycling carts (and/or containers). It is recommended that the containers and carts be placed on a concrete floor. The Owner shall provide an adequately constructed road access to the waste/recycling storage room or area suitable for waste/recycle vehicles. Direct access to the containers and carts is required. Any additional services (i.e. winching of containers) may result in extra charges.

#### **19. Tree Protection**

The Owner acknowledges and agrees that all trees to be retained, as shown on the approved Landscape Plan and identified in the Tree Conservation Report Plan, referenced in Schedule "E" herein, shall be protected in accordance with the City's required tree protection measures. At a minimum, the following tree protection measures shall be applied during all on-site works:

- (a) Erect a fence at the critical root zone (CRZ) of trees, defined as ten (10 cm) centimetres from the trunk for every centimetre of trunk DBH (i.e.,  $CRZ = DBH \times 10cm$ );
- (b) Tunnel or bore when digging within the CRZ of a tree;
- (c) Do not place any material or equipment within the CRZ of the tree;
- (d) Do not attach any signs, notices or posters to any tree;
- (e) Do not raise or lower the existing grade within the CRZ without the approval of the General Manager, Planning, Real Estate and Economic Development;
- (f) Do not damage the root system, trunk or branches of any tree; and
- (g) Ensure that exhaust fumes from all equipment are not directed towards any tree's canopy.

20. **Tree Permit**

The Owner acknowledges and agrees that any trees to be removed shall be removed in accordance with an approved Tree Permit and the Tree Conservation Report Plan referenced in Schedule "E" hereto, and in accordance with the City's Tree Protection By-law, being By-Law No. 2020-340, as amended. The Owner further agrees that a copy of the approved Tree Permit and Tree Conservation Report Plan shall be posted on the construction site at all times until Approval is granted by the City for such Works.

21. **Cash-in-Lieu of Parkland**

- a) The Owner agrees to provide cash-in-lieu of parkland dedication on the subject lands within Ward 16 such value of the land to be determined by the City's Realty Services Branch, to the satisfaction of the General Manager, Recreation, Cultural and Facility Services. The Owner further agrees to pay for the cost of the appraisal inclusive of HST. In accordance with the Planning Act and the City of Ottawa Parkland Dedication By-law, a land area of 101 m<sup>2</sup> has been calculated for the cash-in-lieu of parkland dedication as follows:

<b>Proposed Use</b>	<b>Net Increase in Dwelling Units</b>	<b>Land Area of Site Being Developed (m<sup>2</sup>)</b>	<b>Cash-in-lieu of Parkland Dedication Rate</b>	<b>Parkland Dedication Area (m<sup>2</sup>)</b>
Apartments	10	1,010	1 ha (10,000 m <sup>2</sup> ) per 500 dwelling units to a maximum of 10% of the area of the site being developed	101

- b) The cash-in-lieu of parkland dedication shall be directed 60% towards the Ward 16 cash-in-lieu of parkland reserve (Account 830305) and 40% towards the City-wide cash-in-lieu of parkland reserve (Account 830015).

June 24, 2022

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Date



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Lily Xu  
Manager, Development Review, South  
Planning, Real Estate and Economic  
Development Department

Enclosure: Site Plan Control Application approval – Supporting Information

## **SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION**

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**File Number:** D07-12-21-0126

### **SITE LOCATION**

1291 Summerville Avenue, and as shown on Document 1.

### **SYNOPSIS OF APPLICATION**

- The subject site is located in the Carlington neighbourhood on the north side of Summerville Avenue. The site is developed with a 3-storey, low-rise, 6-unit apartment building and was built in the 1960's. There is a parking lot, shed and a small, landscaped area to the rear of the building. The general area is developed with a mix of low-rise residential uses, such as single detached dwellings, townhouses and 3-storey apartment buildings. The adjacent site at 1305 Summerville Avenue was recently approved for a similar development and is currently under construction.
- The proposal is to demolish the existing 3-storey, low-rise, 6-unit apartment building and construct a new 4-storey (11m), low-rise apartment building with 16 units (predominantly 2-bedroom units). The proposal includes indoor garbage, bike-storage and hvac mechanical rooms; 4, rear-yard vehicular parking spaces, and soft landscaping.
- Vehicular access will only be along the east of the building, while pedestrian access will be off Summerville Avenue at the front of the building. Amenity space will be provided through private balconies, terraces and the soft-landscaping in the rear yard.

### **DECISION AND RATIONALE**

This application is approved for the following reasons:

- The proposal is appropriate to the Official Plan designation for the "General Urban" area which permits the development of a full range and choice of housing types to meet the needs of all ages, incomes and life circumstances, in combination with conveniently located employment, retail, service, cultural, leisure, entertainment and institutional uses. This will facilitate the development of complete and sustainable communities. The building height in the General Urban Area is intended to be predominantly low-rise (under four (4) storeys).
- The proposal meets the intent of the Official Plan policies.

- Policy 5 of Section 3.6.1 states that intensification within the urban area is supported where it complements the existing pattern and scale of development and planned function of the area. The proposed development conforms to the Official Plan policies for the General Urban Area designation by proposing an intensification of the subject property in a low-rise built form that is compatible with the existing community character and that contributes to a full range and choice of housing types in the neighbourhood. The four (4) storey low-rise apartment building is consistent with the character of the community, where several other low-rise apartment buildings presently exist. The proposed intensification of the subject property in proximity to a range of existing commercial uses along Merivale Road will contribute to the creation of a complete community.
- Section 2.5.1 of the Official Plan contains design objectives which are qualitative statements of how the City wishes to influence the built environment. The proposed development meets these objectives as follows:
  - The proposed development is similar in scale to that of other buildings in the area, and in materiality to that of the adjacent development to the west. The proposed development will also maintain a strong presence along the right-of-way, similar to that of the existing development and adjacent low-rise apartment buildings to the west.
  - The proposed development will include a large rear yard landscaped area for the residents' use and enjoyment.
  - The proposed development will maintain a safe environment at the street level by providing for "eyes on the street", in the form of several windows facing the subject property's frontage in proximity to the right-of-way along Summerville Avenue.
  - The proposed development's massing and scale are respectful of the low-rise character of the other buildings in the surrounding residential area. The proposed development's exterior materiality will be similar to that of the abutting new low-rise apartment building to the west.
  - The proposed low-rise apartment building contributes to the supply and variety of housing choices within the Carlington community.
  - The proposed development will have no negative impact on nearby natural processes or features.
  - The proposed development represents an intensification of the subject property in an existing urban area, in proximity to active transportation opportunities and transit priority corridors.
- Section 4.11 of the Official Plan provides guidance to ensure that new development is compatible with existing areas with respect to specific issues such as noise, parking, light spillover and shadowing. The policies in Section 4.11 are intended to

address a wide range of potential development types. The proposed development meets these objectives as follows:

- The proposed development will have no impact on protected views identified in the City's Official Plan.
    - The proposed building is similar in scale and character to that of the surrounding low-rise, residential context, in particular that of the abutting building to the west.
  - c)
    - The building's principal façade and main entrances are proposed to face Summerville Avenue.
  - d)
    - Building elevations facing Summerville Avenue will incorporate windows.
  - e)
    - The main building entrance faces the street front and is accentuated with architectural elements and materials.
  - f)
    - The proposed development will internalize mechanical equipment and garbage, incorporating these services in a floor between the building's basement and ground floor that is accessible from the side driveway.
  - g)
    - Mechanical equipment will be incorporated in the building basement.
  - h)
    - The proposed development will be in conformity with the maximum permitted building height and building envelope for the subject lands established in the Official Plan and Zoning By-law.
  - i)
    - The proposed development will include quality communal amenity areas, both indoors and outdoors, as well as private amenity spaces in the form of balconies and terraces for several of the dwelling units.
- The proposed development meets several of the City's Urban Design Guidelines for Low-rise Infill Housing, including the following:
    - Streetscapes
    - Landscape
    - Building Design (Built Form)
    - Siting
    - Mass/Height
    - Architectural Style and Façades
    - Parking and Garages
    - Service Elements

- The proposal is in conformity with the Zoning By-law.
- The proposed building and site design represent good planning.

## **PARKLAND DEDICATION**

Parkland dedication, in accordance with By-law 2009-95, is being satisfied within this approval through the taking of cash-in-lieu of parkland as detailed in the above conditions.

## **CONSULTATION DETAILS**

### **Councillor's Concurrence**

Councillor Riley Brockington is aware of the application related to this report.

### **Public Comments**

This application was subject to public circulation under the Public Notification and Consultation Policy. There were public comments received online and staff considered these comments.

#### Summary of public comments and responses

One virtual public information session was held on October 5, 2021 by Councillor Brockington's office. Approximately 12 individuals attended this public meeting.

City staff received comments on the proposal from 5 individuals. Please see below for a summary of the comments received, and staff's responses to these comments.

<b>Public Comments</b>	<b>Staff Response</b>
Concerns regarding low number of parking spaces proposed and impact of spillage onto local streets	<ul style="list-style-type: none"> <li>• The proposed parking for this site meets the minimum zoning requirements. The low parking requirement for this zone was established due to proximity to transit services.</li> <li>• The site is currently serviced by bus transit.</li> <li>• Notice to residential will indicate that they may not be provide with on-site parking and may need to secure legal parking off-site.</li> </ul>
Will the intersection of Summerville Ave and Silver Street become a 4-way stop?	<ul style="list-style-type: none"> <li>• Site generated traffic volumes for this development is anticipated to be 3 vehicle trips for each of the morning and afternoon peak hours. As such, forecast traffic volumes are not</li> </ul>



	considered to have a significant impact to the road network.
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**Technical Agency/Public Body Comments**

N/A

**Advisory Committee Comments**

N/A

**APPLICATION PROCESS TIMELINE STATUS**

This Site Plan application was not processed by the On Time Decision Date established for the processing of an application that has Manager Delegated Authority due to time required to resolve outstanding issues.

**Contact:** Katie Morphet Tel: 613-580-2424, ext. 25914 or e-mail: [Katie.Morphet@ottawa.ca](mailto:Katie.Morphet@ottawa.ca)

## Document 1 – Location Map

